

ARTICLE 13: B-1 NEIGHBORHOOD BUSINESS DISTRICT

13.1 Intent:

The B-1 District is intended to allow residential areas the convenience of having a limited number of frequently used retail and service establishments in close proximity. Trips to satisfy such needs are made principally on foot and therefore this District is intended to encourage the provision of small, safe, attractive and well located shopping areas for primarily pedestrian use in a manner that will make them totally compatible assets to the residential environment.

13.2 Principal Permitted Buildings/Structures and Uses:

The following buildings/structures, and uses are permitted in the B-1 District.

- A. Dwellings, provided that they are above a commercial use that is located at street level.
- B. Local retail business or service establishments, such as a grocery store, drugstore, small appliance or shoe repair shop, hardware store, barber/beauty shop, laundry and dry cleaning services, sewing and tailoring services, pet stores, video rental shops, business or professional offices and others which supply commodities or perform services primarily for residents of the community, but not including automobile service stations and only under the following conditions:
 - 1. Commercial uses shall be conducted within a completely enclosed building. Such uses shall be restricted to units with gross floor areas of less than thirty-five hundred (3,500) square feet. No single building shall contain more than four (4) commercial uses.
 - 2. Goods shall consist primarily of new merchandise.
 - 3. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of hazard, odor, dust, smoke, cinders, gas, fumes, noise, vibration, radiation, refuse matter, or water-carried waste and uses shall comply with the Performance Standards established in Section 18.6.
- C. Public/governmental buildings or properties which are cultural, recreational, administrative, or public service in nature, but not including storage yards, warehouses or garages.
- D. Fire and rescue services.

13.3 Accessory Permitted Buildings/Structures and Uses:

The following accessory buildings, structures or uses are permitted in the B-1 District.

- A. Those buildings, structures and uses customarily accessory and incidental to the principal permitted uses and authorized special exceptions of the B-1 District.
- B. Parking, in accordance Article 23.
- C. Fences, in accordance with Section 5.10.
- D. Home occupations and resident professional offices, in accordance with Section 5.11.
- E. Signs, in accordance with Article 22.

13.4 Special Exceptions:

The following uses are permitted in the B-1 District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Any use, as determined by the Board of Appeals, to be of the same general character as the principal permitted uses of the B-1 District.

13.5 Height Restrictions:

No building or structure in the B-1 District shall exceed forty feet (40') in height, except as provided in Section 21.3 C 18.5B.

13.6 Lot Area, Width, and Setback Requirements of the B-1 District

PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	OTHER SETBACK REQUIRE- MENTS
All uses					20	15	